

DOCUMENTARY TRANSFER TAX \$ 4.95	
<input checked="" type="checkbox"/> COMPLETE FULL VALUE OF PROPERTY CONVEYED,	
<input type="checkbox"/> OR COMPLETE FULL VALUE OF INTERESTS AND	
ENCUMBRANCES REMAINING AT TIME OF SALE.	
Signature <i>J. W. Boyd</i>	Firm Name

86596

A G R E E M E N T

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3 THIS AGREEMENT, made and entered into this 16 day of October
4 _____, 1978, between ETZIO GHIRINGHELLI, of St. Helena,
5 California, owner and seller, and CLIFTON J. MEE, of Eureka,
6 Nevada, renter and buyer,

7 W I T N E S S E T H:

8 That the owner and seller, for and in consideration of the
9 sum of Ten Dollars (\$10.00) and other and further valuable
10 consideration to him in hand paid by the renter and buyer, does
11 hereby covenant and agree with the said renter and buyer as
12 follows, to-wit:

13
14 IT IS AGREED AND UNDERSTOOD that the owner and seller has
15 rented, with an option to purchase the following described real
16 property situated in the town of Eureka, Nevada, to the said
17 renter and buyer. That said real property is more particularly
18 described as follows, to-wit:

19 All of Lots Fourteen (14) and Fifteen (15)
20 in Block Fifteen (15) of the town of Eureka,
21 Nevada, together with the dwelling and other
22 improvements situate thereon, and as the same
23 are delineated and described on the official
24 plat of the town of Eureka, Nevada, on file in
25 the office of the County Recorder of Eureka
26 County, Nevada.

27 IT IS AGREED AND UNDERSTOOD that the total purchase price
28 for said described property shall be the sum of FORTY FIVE
29 HUNDRED (\$4500.00) DOLLARS, payable by renter and buyer to owner
30 and seller strictly as follows, to-wit: The sum of Five Hundred
(\$500.00) dollars, which is is acknowledged has been paid to
owner and seller by the renter and buyer, for Five (5) months
rent for the period from May 15, 1978 to October 15, 1978. It
further agreed and understood that this sum of Five Hundred
(\$500.00) dollars is hereby credited toward the purchase price
of Forty Five Hundred (\$4500.00) dollars.

1 IT IS AGREED AND UNDERSTOOD that renter and buyer will
2 pay to owner and seller the payment of ONE THOUSAND (\$1,000.00)
3 on the fifteen (15) day of October, ¹⁹⁷⁸ or thereabouts; and then
4 the renter and buyer will pay to owner and seller the sum of
5 ONE THOUSAND (\$1,000.00) dollars on the 10th day of January,
6 1979 plus accrued interest from the 1st day of June, 1978, at the
7 rate of seven (7%) percent per annum; and then the renter and
8 buyer will pay to owner and seller on the 10th day of January,
9 1980, the sum of ONE THOUSAND (\$1,000.00) dollars, plus accrued
10 interest at the rate of seven (7%) percent per annum; and then
11 the renter and buyer will pay to owner and seller, on the 10th
12 day of January, 1981, the sum of ONE THOUSAND (\$1,000.00) dollars,
13 plus interest at the rate of seven (7%) percent per annum.

14 IT IS AGREED AND UNDERSTOOD that renter and buyer shall
15 have the right to pay off the total purchase price at any time,
16 without penalty.

17 IT IS AGREED AND UNDERSTOOD that owner and seller will
18 furnish title insurance and will convey clear title to said
19 demised property, to renter and buyer when the full purchase
20 price, plus interest has been fully paid.

21 IT IS AGREED AND UNDERSTOOD that renter and buyer will pay
22 all property taxes, during the term of this agreement, and that
23 fire and other insurance to be kept on said property will, in
24 the event of loss be divided as the respective interest of the
25 parties appear.

26 IT IS FURTHER AGREED AND UNDERSTOOD THAT THIS AGREEMENT,
27 will be binding upon and inure to the benefit of the heirs,
28 and assigns of the respective parties hereto.

29 IN WITNESS WHEREOF, the parties have hereunto set their
30 hands the day and year first above written.

Elio Spurrigbelli
Owner and Seller

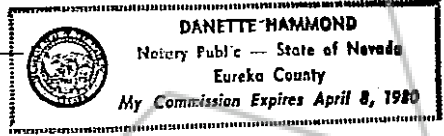
W. J. J. J. J. J.
Renter and Buyer

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STATE OF NEVADA)
County of Eureka) SS

On Oct 16, 1978, personally appeared before me, a Notary Public, CLIFTON MEE, who acknowledged that he executed the above instrument.

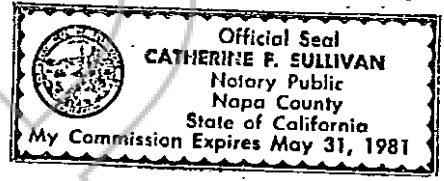
Danette Hammond
Notary Public.



STATE OF CALIFORNIA
County of Napa

On October 16 1978, personally appeared before me, a Notary Public, ETZIO GHIRINGHELLI, who acknowledged that he executed the above instrument.

Catherine F. Sullivan
Notary Public.



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RECORDED AT THE REQUEST OF Johnson W. Lloyd
on October 23, 19 78 at 25 mins. part 2 P.M. in
Book 66 of OFFICIAL RECORDS, page 488-490, RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 66596 Fee \$ 5.00